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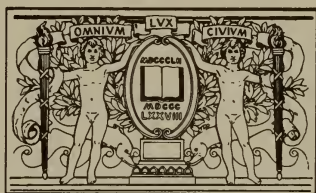
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Hyde Park

Neighborhood Profile

1988

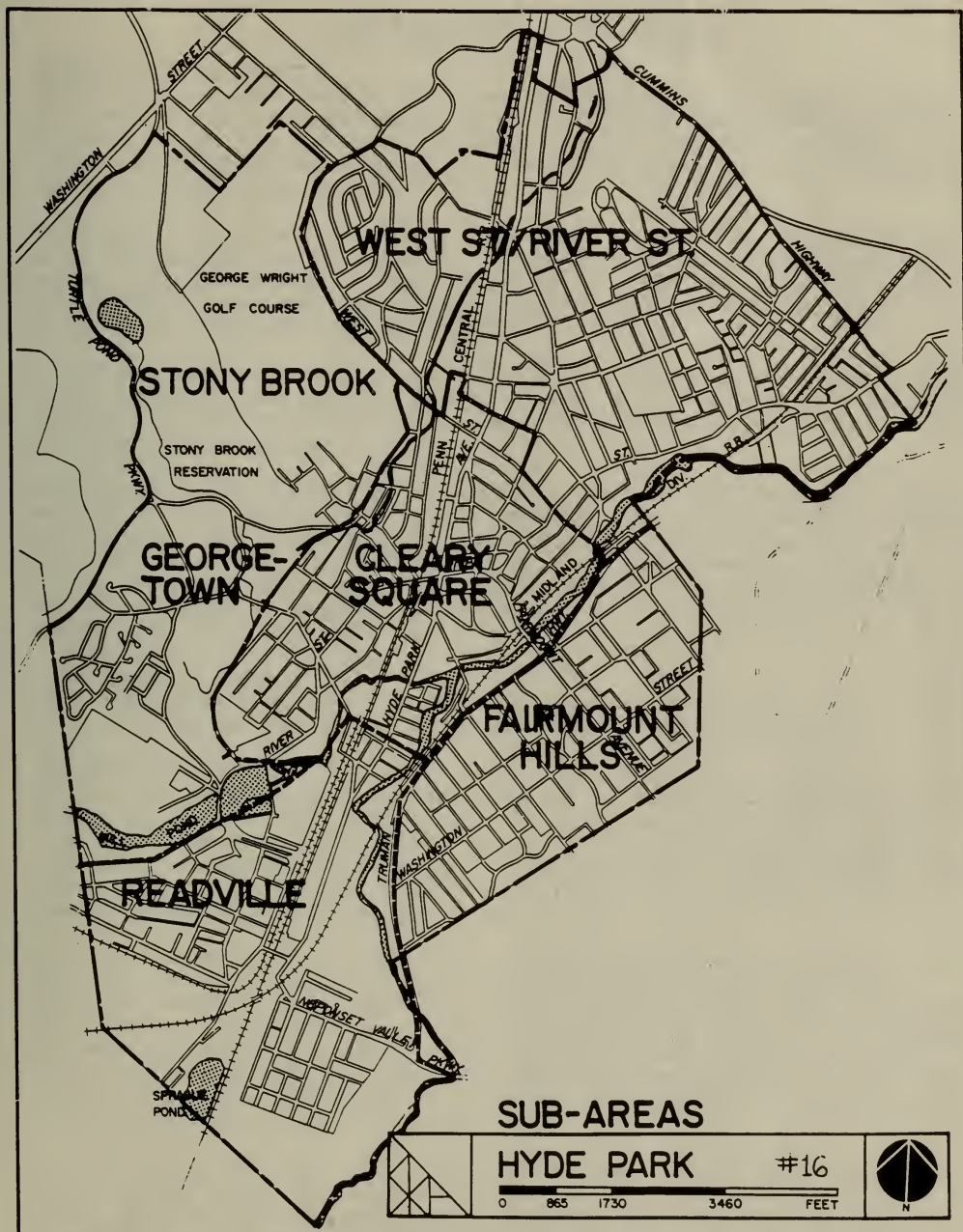


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HYDE PARK NEIGHBORHOOD PROFILE

Introductory Overview

Hyde Park is a neighborhood of 32,600 people, containing 2.5 square miles, located 8 miles southeast of downtown Boston. It is surrounded by West Roxbury, Roslindale, Mattapan and the towns of Milton and Dedham. It has outstanding open space and recreational opportunities, including the George Wright Municipal Golf Course and the 450 acre Stonybrook Reservation.

While much of the housing is relatively new, there are a number of Victorian homes, many with unusual architectural detail. There are also several large townhouse and garden apartment developments built during the late 1950s and early 1960s. In the past decade, some minorities, particularly blacks have been moving into the neighborhood, mainly from adjacent Mattapan.

Cleary Square is the main commercial center providing personal services, convenience stores, restaurants and municipal offices. Parking is no problem as a result of two new off-street lots constructed by the City. Public transportation is provided by bus and commuter rail services.

Manufacturing plays a large role in Hyde Park's economy. The Westinghouse Sturtevant Division and Diamond International are some of the largest employers. There are also several vacant parcels of developable industrial property, many with rail access. The industrial district also offers several buildings, both modern and those with historical interest, which would suit industrial or office needs. These also have rail access or riverside boundaries. All industrial areas in Hyde park are 10 to 15 minutes away from route 128.

I. Neighborhood History

Originally part of Dorchester, Dedham and Milton, Hyde Park became a town in 1868. In 1912, it was the last district to become annexed to the City of Boston.

The oldest house in Hyde Park was built in 1719 in what is now Readville. In 1714 the first dam and paper mill was built along the Neponset River near what was to become the Diamond International plant. Fairmount was originally developed by the "Twenty Associates" who built many homes along Fairmount Avenue in the 1860s. Camp Meigs in Readville was a training ground where the first black regiment mustered for the Civil War was readied. James Munroe Trotter, the first black officer of the American Army, received his training here.

Hyde Park was noted for its leadership in woman's suffrage and the abolition movements. Pioneers for their causes, the Grimke sisters, Angelina and Sarah, Mehitable Sunderland, Hyde Park's first doctor, and Theodore Weld spoke out against the suppression of human liberties. Women were allowed to vote for town committee members in Hyde Park long before there was general women's suffrage. As an intellectual climate, Hyde Park attracted many well-known persons who visited often, including John Greenleaf Whittier, Henry Wadsworth Longfellow and the artist John J. Enneking who made his home on Webster Street.

During the late 1800s, Hyde Park's industry, consisting of paper mills, cotton mills and factories, grew rapidly because of available water power from nearby rivers such as Mother Brook, a man-made canal dug in the middle 1800s to connect the Charles and Neponset Rivers. From a village of 1,512 in 1887, the town grew to 15,000 by 1912. No one ethnic group has ever dominated Hyde Park, as in other communities, and the same holds true today.

The extension of the Penn Central mainline tracks and the trolley line into Hyde Park further attracted new industry and settlers. Easy and inexpensive access to the downtown encouraged many to escape the inner city for the grassy yards and country houses while still commuting to Boston for work.

A general dissatisfaction with the town water rates and service is often given as the reason why a majority of Hyde Park's 3,000 odd voters decided in the November, 1911 election to join the City of Boston. Over the years, however, there have been stirrings by Hyde Park to return to the status of a town. In 1962, because of dissatisfaction with the proposed Southwest Expressway which would have sliced through Hyde Park, residents petitioned their legislators to sever Hyde Park from the City and to join Norfolk County. This effort failed to win a majority support of the legislators although later the expressway proposal was finally withdrawn.

Table Ia. Population and Housing, 1950 - 1980

	1950	1960	1970	1980
	-----	-----	-----	-----
Population	29,017 (3.6)	32,995 (4.7)	34,977 (5.5)	30,223 (5.4)
Housing units	7,598 (3.4)	9,269 (3.9)	10,735 (4.6)	11,030 (4.6)
Persons/unit	3.8	3.6	3.3	2.7

Note: figures in brackets are percent of Boston total.

Source: a)

See section at end of profile describing sources, as well as the methodology.

II. Demographics

Hyde Park remains a family-oriented neighborhood, revealed by its greater average household size of 2.9 persons. Forty nine percent of the total population was 35 or older, including one-quarter over 55 years of age; and its median age of 34.3 years was relatively high. However, Hyde Park did have 20 percent of its population in the children age group, 0 to 14 years old. In 1985, there was a notable lack of college age and young adults.

Table IIa. Population, 1985*

	Total	Population in group quarters	Household population	Persons per household
	-----	-----	-----	-----
Hyde Park	32,612	494	32,118	2.9
City of Boston	601,095	49,595	551,500	2.4

* Note difference between total population and household population. Most of the following tables refer to household population as explained in the end notes for source b).

Table IIb. Age Composition of Household Population, 1985
(in percent)

	Median age	0-14	15-24	25-34	35-54	55+
Hyde Park	34.3 yrs	20	14	17	24	25
City of Boston	28.8 yrs	17	23	22	20	18

Note: Percent may not total to 100 due to rounding.
Source: b)

Racially, Hyde Park has shown a recent growth in minority population, particularly blacks and Hispanics. Black population expanded to 23 percent, due to migration from Mattapan into Hyde Park's eastern section.

Table IIc. Racial/Ethnic Composition of Household Population, 1985
(in percent)

	White, not Hispanic	Black	Hispanic*	Asian	Other races
Hyde Park	70	23	6	2	0
City of Boston	62	25	7	5	1

Note: Percent may not total to 100 due to rounding.

* Hispanic includes self-designated Hispanics plus those who speak Spanish in the home or were born in a Spanish-speaking country
Source: b)

In 1985, 66 percent of the households were traditional couples both with and without children, the highest of any neighborhood in the city. Correspondingly, there were fewer single householders, unrelated householders, and even single-parent families.

Table IIId. Household Composition, 1985
(in percent)

	Traditional families and couples	Single parent households	Single person household	Household of unrelated individuals
Hyde Park	66	9	18	7
City of Boston	36	16	34	14

Note: Percent may not total to 100 due to rounding.
Source: b)

III. Income and Poverty

Hyde Park's median income of \$27,400 was well above the City's median in 1984, retaining the same relationship since 1979. Overall, poverty did not pose a big problem except for a slightly higher rate for unrelated individuals.

Table IIIa. Median Household Income and Portion in Poverty, 1979 and 1984

	Median household income		Percent in poverty			
	1979	1984	1979 all persons	1984 all persons	1984 all families	1984 unrelated persons
Hyde Park	\$17,030	\$27,400	9	8	8	18
City of Boston	12,530	19,250	20	21	22	17

Source: b)

IV. Mobility and Migration

Hyde Park, at 69 percent, had a higher share of residents born in Massachusetts. Also, Hyde Park's resident population was more fixed and less mobile than many of Boston's non-family, downtown neighborhoods which captured the large, mobile rental population.

Table IVa. Place of Birth of 1985 Residents
(in percent)

	Massachusetts	Other U.S. and Canada	Europe	Elsewhere
Hyde Park	69	13	7	11
City of Boston	55	25	5	15

Note: Percent may not total to 100 due to rounding.

Source: b)

Table IVb. Years in Dwelling Unit of 1985 Household Residents
(in percent)

	<2	2-5	6-10	11-15	16+
Hyde Park	15	25	23	8	30
City of Boston	28	27	16	10	19

Note: Percent may not total to 100 due to rounding.

Source: b)

V. Employment

Labor force participation in Hyde Park was slightly below the City average, but unemployment was very low, at one percent versus 6.2 percent City-wide. Industries of the employed residents were weighted toward services, finance, and manufacturing. Since Hyde Park is primarily a residential community, it supported only 8,400 jobs. Over half of these are in two industries: manufacturing and retail trade. These industries reflect the presence of a thriving local manufacturing base near Readville and the existence of several major retail commercial districts.

Table Va. Labor Force Status, Spring 1985
(in percent)

	Participation rate (Persons aged 16 yrs +)	Unemployment rate
Hyde Park	62	1
City of Boston	66	6

Source: b)

Table Vb. Industry of Resident Workers, 1985
(in percent)

	Manuf'g	Trade	F.I.R.E.*	Services	Gov't	Other
Hyde Park	19	9	10	39	13	11
City of Boston	14	16	8	36	11	15

Note: Percent may not total to 100 due to rounding.

* F.I.R.E. is an abbreviation for Finance, Insurance and Real Estate.

Source: b)

Table Vc. Employment Located Within Neighborhood, 1983
(in percent)

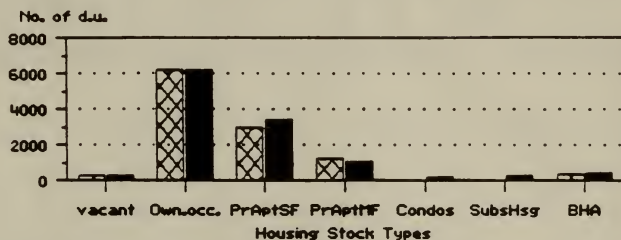
	Manuf'g	Trade	F.I.R.E.	Services	Gov't	Other
Hyde Park	1,400	3,100	200	1,100	1,400	1,200
City of Boston	48,900	81,000	78,800	171,000	91,500	58,100

Source: c)

VI. Housing

Hyde Park had the third largest increase in housing units of any neighborhood in the 1980-1985 period. The neighborhood remains an area where owner-occupancy predominates since Hyde Park housing consists mainly of single family and small multifamily buildings.

Over the past five years Hyde Park experienced some growth in subsidized housing, and public housing, as well as in private apartments, mainly through conversions. Condominiums account for only one percent of all units, while public and assisted housing now account for six percent of the housing stock.

Table VIa. Housing Stock Composition by Structure Types, 1980 and 1985
(in dwelling units)

=====										
HYDE PARK	:	Private Housing and Condos							:	Assisted Housing:
Stock type:	:	1-4 vacant	Own.occ.	PrAptSF	PrAptMF	CondoSF	CondoMF	Subshsg	BHA	Total
1-4(SF)/5+(MF)	:	1-4(SF)	1-4(SF)	1-4(SF)	5+(MF)	1-4(SF)	5+(MF)	Mixed	5+(MF)	Mixed
=====										
1980	:	3%	253	6,164	2,965	1,247	0	0	0	350
% of pl.dist.	:		2	56	27	11	0	0	0	3
=====										
1985	:	3%	296	6,143	3,422	1,091	2	146	263	454
% of pl.dist.	:		3	52	29	9	0	1	2	4
=====										
Change '80-'85	:		43	(21)	457	(156)	2	146	263	104
% chg from '80	:		17	(0)	15	(13)	inf	inf	inf	0
=====										

Source: c)

Mean values of one to three family homes in 1985 were \$105,000, just below Boston's mean of \$115,000. Median rents averaged \$420 per month in Hyde Park, just above Boston's median of \$400.

Table VIb. 1-3 Family Property Values and Median Gross Rents, 1980 and 1985

	1-3 family property values		Median monthly gross rents	
	1979	1985	1980	1985
Hyde Park	\$29,000	\$105,000	\$273	\$420
City of Boston	32,000	115,000	254	400

Source: b)

VII. Transportation

Hyde Park residents are much more prone to use their automobiles rather than walking or using the MBTA in order to get to work. Three quarters of Hyde Park households had at least one vehicle compared to 61 percent city-wide. Only 23 percent of households had no car, much below Boston's 39 percent average.

Table VIIa. Means of Household Transportation to Work, 1985
(in percent)

	Vehicle -----	MBTA -----	Walk -----	Other -----
Hyde Park	64	29	5	1
City of Boston	50	33	15	3

Note: Percent may not total to 100 due to rounding.
Source: b)

Table VIIb. Number of Vehicles Owned per Household, 1985
(in percent)

	None -----	1 -----	2 -----	3 or more -----
Hyde Park	23	41	27	10
City of Boston	39	42	14	5

Note: Percent may not total to 100 due to rounding.
Source: b)

VII. Summary of Recent and Imminent Development

Total investment activity in the Hyde Park planning district will total \$51.5 M (million) over the 1975 to 1989 period, according to source e). Residential development amounting to \$38 M will encompass almost three-quarters of all Hyde Park construction. This will have served to develop 841 dwelling units (DU), of which 774 DU are new construction (92%), and the remaining 67 DU are adaptive reuse (8%). The types of units will include 306 rental units (36%), 185 condo units (22%), 105 B.H.A. units (12%), 49 cooperative apartments (6%), 44 single family units (5%), and 152 unclassified units (18%).

The industrial sector will have experienced \$6.9 M in investment, or 13 percent of all development, resulting in the renovation of 167,000 square feet (SF) of industrial space, reclaiming 159 jobs; and the creation of 193,000 SF of new and adaptive reuse industrial space, which will accommodate 183 new industrial jobs.

Investment of almost \$5 million in the retail sector amounts to 9.5 percent of all development in Hyde Park. The resulting projects include a 50,000 SF shopping mall, 4 new stores, and 16 renovated stores.

A \$1.1 M office building planned for Cleary Square will account for 2 percent of all construction in Hyde Park over the 1975 to 1989 period.

Sources and Methodology

a) - *U.S. Census of Population and Housing, 1950 - 1980*

b) - *B.R.A. and P.F.D. Household Survey, 1985*, conducted by the Center for Survey Research, U. Mass. at Boston. A sample of over 2,000 households, carefully drawn to reflect Boston's household population, was questioned in the spring of 1980, to parallel the 1980 U.S. Census. In 1985, exactly five years later, the same methodology was employed again to obtain an update and to identify neighborhood shifts. This survey did not include the group quarters population

To learn more about changes in these planning districts by 1985, the several thousand observations available from the 1985 BRA/PFD Household Survey were differentiated to the limit. Knowing such changes as the shift in number of persons by race/ethnicity and age group in each district is valuable for planning. However, this divides the available data into so many cells that it limits reliability tests. The inferences should therefore be viewed as suggestive rather than conclusive.

c) - *Boston's Changing Housing Patterns, 1970 to 1985*, Rolf Goetze, consultant to the B.R.A., November 1986. The 1980 U.S. Census does not specifically identify assisted dwelling units or the structure types within which they occur. It also does not indicate the type of stock in which condominiums are located, or when rental dwellings are in resident-owned structures. Therefore, available city data were carefully analyzed to obtain an overview and identify current housing patterns, as described in this source paper.

To aid in tracing the 1980 to 1985 changes in Table VIa, the housing stock was divided into units located in 1-4 unit structures, and those in 5 or more multi-unit structures. The 1-4s, dubbed **1-4(SF)** for single family, are largely singles, duplexes and triple-deckers, and tend to have a high rate of owner occupancy. **PrAptSF** designates the private apartments rented in this stock. In 1984, significant condominium conversion of triple-deckers commenced in some districts, shown as **CondoSF**.

Multifamily is designated as **5+(MF)**, and includes private rentals in this stock, **PrAptMF**, and condominiums, **CondoMF**, as well as public housing owned and managed by the Boston Housing Authority, **BHA**. Subsidized housing, **SubsHsg**, refers the to privately-owned developments assisted under such federal programs as Section 221(d)(3), Section 236, and Section 8, as well as state assistance programs under EOCD and MHFA. The newly built assisted housing tends to be in multifamily structures, whereas the rehabilitated stock is more likely to be in 1-4 unit stock.

Table VIa also shows how the total stock in each time period is distributed, as well as the absolute and percent change.

d) - *U.S. Bureau of the Census, "County Business Patterns," 1983*

e) - *A Summary and Survey of Development in Boston, 1975 - 1989*, John Avault and Mark Johnson, April 1987, based on compilations maintained on "ULTRALIST" by the BRA Research Department

